EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES
February 20, 2024 – 9:00AM

Eagle City Hall, 660 E. Civic Lane
COUNCIL CHAMBERS

I. CALL TO ORDER:

Chairman Kvamme called the meeting to order at 9:00AM.

II. ROLL CALL/CONFIRMATION OF QUORUM:

X FRANCIE AGRUSA
X JERRY BRAKEBILL
X IAN BURNETT, VICE CHAIRMAN
X MARK BUTLER
X CRAIG KVAMME, CHAIRMAN
X TERI LEDOUX, TREASURER
X MAC MCOMBER

III. PLEDGE OF ALLEGIANCE:

Chairman Kvamme asked the board to stand for the pledge of allegiance.

IV. AGENDA APPROVAL:

A motion was made by Commissioner McOmber and seconded by Commissioner Butler to amend the agenda to include legislative matters under Old Business with a potential action item.

ALL AYES.

A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to approve the amended agenda.

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chair and Board Member Reports

- **Chairman's Report**
  Chairman Kvamme acknowledged this would be his last meeting as chairman and thanked the board.
- **Board Member Reports**
  Commissioner Butler expressed concerns about ~~the~~ Mayor Pike and Commissioner Burnett's comments at a recent city council meeting regarding the proposed urban renewal legislation and asked why there were statements made by them that the EURA had taken a position against a draft bill that the EURA had not deliberated on

or taken action on. Squyres stated that she was following the protocol from previous years that included working with the leadership committee as legislative meetings were happening and to update the board at the time of the next meeting, along with keeping the City updated. Moving forward, any draft legislation should be sent to all board members and schedule a special meeting for action by the EURA. Then, notify the Mayor and City Council of any action taken by the EURA.

B. City of Eagle Report(s)

- **City of Eagle Report(s)**

  Tammie Halcomb provided a economic development update to the board.

C. Executive Director Report

No report.

D. Legal Counsel Report

No report.

E. Committee Reports

No report.

F. Future Agenda Topics

- **Requests by Board Members**

  Chairman Kvamme requested that the project committee consider landscaping along the canal on Plaza.

VI. PUBLIC COMMENT:

City Councilwoman Mary May stated that she would wait until Item 8.

VII. CONSENT AGENDA:

All consent items are considered ACTION ITEMS. These items will be approved by a single vote unless a Board member requests to remove an item for specific discussion and/or action:

A. Approve the minutes of the January 16, 2024 regular board meeting.

A motion was made by Commissioner Butler and seconded by Commissioner McOmber to approve the consent agenda.

ALL AYES.

VIII. OLD BUSINESS:

A. DISCUSSION AND POTENTIAL ACTION ITEM: Legislative Matters: Review, discuss, and consider the appropriate steps affiliated with the draft urban renewal and LIDD legislation.

Councilwoman Mary May stated that she spoke with the Speaker of the House Mike Moyle that morning and was told by him that the proposed legislation is not yet final so the EURA may want to consider that in their calculus while determining if they want to wait for the final bill before offering comment. Commissioners Kvamme and Butler asked several questions regarding the process and procedure for bills. Councilwoman May spoke about the legislative process and also clarified that the City's position is set by the City Council according to policy. Squyres stated that *the bill was pushed to the Association of Idaho Cities and their stakeholders, of which the EURA is one. She stated that Representative Monks told them that the draft was not changing. Squyres stated that urban renewal has not been invited to the table to discuss the proposed legislation and was relying on information from others. Councilwoman May clarified that she was not told that the draft was changing, just that it was not the final draft and shared that information for the EURA discussion. Commissioner MacComber suggested a special meeting when in final draft form. Commissioner Brakebill then asked Squyres if the EURA belonged to any associations. Squyres stated that EURA was a member of the Redevelopment Association of Idaho and had a lobbyist in the past. A conversation was had that there will be a special meeting to consider any legislation that goes to print hearing. A motion was made by Commissioner Brakebill and seconded by Commissioner Butler to bring this discussion back to the next board meeting as an action item. ALL AYES.*

IX. <u>NEW BUSINESS:</u>

A. **ACTION ITEM: January 2024 Financials and Notice of Bills Paid (Squyres):** Review, discuss, and consider the approval of the January 2024 financials and notice of bills paid.

A motion was made by Commissioner McOmber and seconded by Commissioner Agrusa to approve the January 2024 financials and notice of bills paid.

ALL AYES.

B. **ACTION ITEM: Gem State Brewing Reimbursement Request #1 (Squyres/Gem State Brewing):** Review, discuss, and consider the approval of the reimbursement of the water line project affiliated with the Gem State Brewing project fand corresponding resolution 24-001.

Squyres reviewed the reimbursement request with the board in the amount of $104,231.35. This is a one-time payment. A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to approve the payment in aforementioned amount.

ALL AYES.

C. **ACTION ITEM: Gem State Brewing Reimbursement Request #2 (Squyres/Gem State Brewing):** Review, discuss, and consider the approval of the one-time reimbursement of the sewer line project affiliated with the Gem State Brewing project and corresponding resolution 24-002.

Squyres reviewed the reimbursement request for FY23 and FY24 in the amount of $66,666.66. This would leave one more payment of $33,333.34 to be made in FY25. The board discussed having the final payment made early and asked Squyres to bring that back to the next board meeting. A motion was made to approve the reimbursement for FY23 and F24 by Commissioner Ledoux and seconded by Commissioner Butler.

ALL AYES.

D. **ACTION ITEM: Project Partnership Request by Rowe Sanderson for Cadenza Court Subdivision (Ledoux/Burnett/Sanderson):** Review, discuss, and consider the approval of the project committee recommendation for a project partnership request with Rowe Sanderson of MJV Properties.

Rowe Sanderson presented the project to the board. His goal with the 8-lot subdivision is to keep the new homes as affordable as possible. Commissioner Ledoux presented the reimbursement *requests involving infrastructure improvements such as right of way, lighting, water, sewer, fire hydrant, storm drainage, etc. The project committee reviewed the application and recommend to approve everything but the three studies. The total amount recommended to the board is $253,280. The committee also recommended that the forthcoming agreement should include the following: finalizing the project in 18-months with the ability to submit for an extension if progress is being made and the requirement to submit 6-month progress reports. A motion was made by Commissioner Butler and seconded by Commissioner Agrusa to accept the project committee's recommendation and to have an agreement brought back to the board for approval.*

ALL AYES.

E. **ACTION ITEM: Project Partnership Request by Shawn Nickel for 166 North Second Street (Ledoux/Burnett/Nickel):** Review, discuss, and consider the approval of the project committee recommendation for a project partnership request with Shawn Nickel of Yesterday Properties.

Commissioner Butler stated that while he and his business partner owned property adjacent to about 200-feet away from the site, he did not feel there was a conflict in voting on this project and was going to vote unless the attorney saw a conflict. EURA attorney Southers said he did not see a conflict said that attorney Todd Lakey did not see a conflict either. Brett Labrie from Labrie Lindgren Architects presented the project to the board. He reviewed the improvements which are requested for reimbursement with the board. Those improvements are right-of-way and streetscape, landscaping, and lighting for both parcels A and B. Discussion was had regarding moving forward with the streetscape before the other work given the ACHD projects nearby. Shawn Nickel, the owner, discussed issues with Second Street. Board members had concerns about doing that work first only to be potentially damaged when the remainder of the project occurred. Commissioner Ledoux reviewed the project committee's recommendation of funding in the amount of $268,294 and only funding once the entire project is complete. The forthcoming agreement should have an 18-month timeframe along with the option for extensions along with project reports every six months. A motion was made by Commissioner Ledoux and seconded by Commissioner Burnett to approve the project committee's recommendation.

ALL AYES.

F. **DISCUSSION AND POTENTIAL ACTION ITEM: ACHD Right-of-Way Acquisition Offer for 35 West State Street (Lakey):** Review, discuss, and consider the approval of the ACHD acquisition offer for 35 West State Street.

Joe Southers with Borton-Lakey presented the ACHD offer to the board and reviewed the document with the board. A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to authorize legal staff to respond back to ACHD requesting an additional 10%.

ALL AYES.

G. **ACTION ITEM: Election of Officers for 2024-2025 (Squyres):** Nominations and the formal election of Chairman, Vice-Chairman, Secretary, and Treasurer for February 2024 through February 2025 and corresponding resolution 24-003.

Squyres reviewed the process for the election of officers and succession planning. She stated that Vice Chairman Burnett had requested to stay in his current role for another year. Commissioner Ledoux stated that she was willing to move up to Chairman from Treasurer. Squyres stated that Commissioner Brakebill was interested in Treasurer. A motion was made by Commissioner Butler and seconded by Commissioner McOmber for the following slate of candidates:

Commissioner Ledoux, Chairman
Commissioner Burnett, Vice Chairman
Commissioner Brakebill, Treasurer
Executive Director Squyres, Secretary

ALL AYES.

X. <u>ADJOURNMENT:</u>

At 10:52AM, a motion was made by Commissioner Butler and seconded by Commissioner Brakebill to adjourn the meeting,

ALL AYES.

____

Teri Ledoux, Chairwoman